142.0	0002	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,026,000	/	1,026,000
USE VALUE:	1,026,000	/	1,026,000
ASSESSED:	1,026,000	/	1,026,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75	-77	NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARALIS DESPINA D
Owner 2:	
Owner 3:	
Street 1:	77 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAGLIANO ROSE C -
Owner 2:	-
Street 1:	75 NEWPORT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,043 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2676 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5043.000	564,600	4,400	457,000	1,026,000
Total Card	0.116	564,600	4,400	457,000	1,026,000
Total Parcel	0.116	564,600	4,400	457,000	1,026,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.44 | /Parcel: 383.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	91411
GIS Ref	
GIS Ref	
Insp Date	01/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 142.0-0002-0008.0

!10970!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	564,400	4400	5,043.	457,000	1,025,800	1,025,800	Year End Roll	12/18/2019
2019	104	FV	376,100	4400	5,043.	428,500	809,000	809,000	Year End Roll	1/3/2019
2018	104	FV	379,600	4400	5,043.	354,200	738,200	738,200	Year End Roll	12/20/2017
2017	104	FV	355,500	4400	5,043.	325,600	685,500	685,500	Year End Roll	1/3/2017
2016	104	FV	355,500	4400	5,043.	297,100	657,000	657,000	Year End	1/4/2016
2015	104	FV	315,800	4400	5,043.	291,400	611,600	611,600	Year End Roll	12/11/2014
2014	104	FV	315,800	4400	5,043.	270,800	591,000	591,000	Year End Roll	12/16/2013
2013	104	FV	328,900	4400	5,043.	257,700	591,000	591,000		12/13/2012

PRINT

Date	Time
12/11/20	01:11:57

LAST REV

Date	Time
02/20/20	17:19:31

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10970

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAGLIANO ROSE C	71747-372	1	10/15/2018		1,080,000	No	No		
	18938-560		3/1/1988		1	No	No		A

USER DEFINED

Prior Id # 1:	91411
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/3/2002	816	New Wind	17,750					
10/3/2002	816	New Wind	17,750					
6/25/1998	413	Manual	2,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
1/6/2018	Inspected	BS	Barbara S
12/15/2017	MEAS&NOTICE	HS	Hanne S
11/5/2008	Meas/Inspect	189	PATRIOT
12/2/1999	Inspected	263	PATRIOT
11/29/1999	Mailer Sent		
11/15/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5043		Sq. Ft.	Site		0	80.	1.13	9									457,033						457,000	

Total AC/HA:	0.11577	Total SF/SM:	5043	Parcel LUC:	104	Two Family	Prime NB Desc:	Brackett	Total:	457,033	Spl Credit		Total:	457,000

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

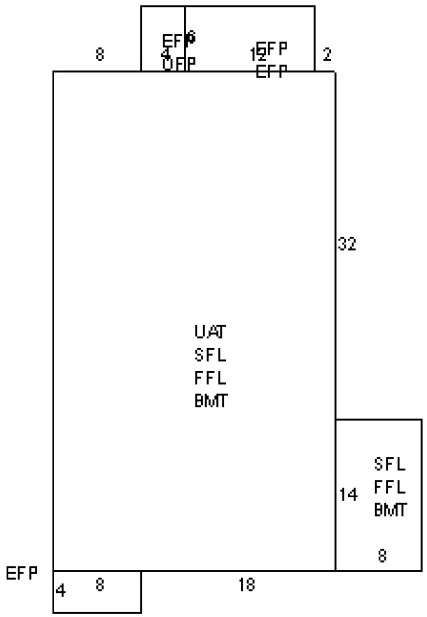
BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	4	Baths:	2	HB					

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05137610
Const Adj.:	1.02645504
Adj $ / SQ:	183.462
Other Features:	107000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	693629
Depreciation:	129015
Depreciated Total:	564614

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	183.46
Special Features:	0	Val/Su Net:	126.96
Final Total:	564600	Val/Su SzAd	215.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,308	55.040	71,991
FFL	First Floor	1,308	183.460	239,969
SFL	Second Floor	1,308	183.460	239,969
UAT	Upper Attic	299	84.390	25,233
EFP	Enclos Porch	200	41.920	8,384
OFP	Open Porch	24	45.160	1,084

Net Sketched Area:	4,447			Total:	586,630
Size Ad	2616	Gross Are	5344	FinArea	2676

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	20	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1960	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:	
				Total:	4,400

IMAGE

AssessPro Patriot Properties, Inc